



GRASSROOTS
REALTY GROUP

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**307, 4818 Varsity Drive NW
Calgary, Alberta**

MLS # A2161129



\$399,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	910 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 686
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: None

Welcome to Varsity 4818! This modern condo is located in the heart of Varsity, with fantastic access to all of your schools, shopping, restaurants and public transit needs! This unit has 9' ceilings, modern finishings including NEW vinyl plank flooring, a white kitchen with island and stone counters and 2 bedrooms both with ensuites and walk-in closets! The kitchen is open to the living room making this an ideal layout for entertaining! Full size laundry plus storage too! The unit has a large South balcony, plus assigned underground parking and an assigned storage unit too! Walk to market mall, close to U of C, Children's hospital, and University District shopping!